

NLR Planning Commission
July 12, 2016
Agenda Meeting / Public Hearing 4:45 PM

Agenda Meeting: ▪ Roll Call

Reminder ▪ Turn off cell phones
 ▪ Planning Commission procedures on back of agenda

Administrative: ▪ Reminder to speak into the microphone

Approval of Minutes: ▪ June 14, 2016

Development Review Committee:

- | | |
|--------------|---|
| A. SD2016-22 | Maverick Addition, Tract 1A-R (Site Plan Review of shop building with offices located at 13200 Valentine Road.) |
| B. SD2016-25 | Northwood Creek Addition, Lot 2R (Replat and Site Plan Review of a building addition and parking lot located at 9300 Counts Massie Road.) |
| C. SD2016-26 | Iron Mountain Addition, Lot 6R, Block 27 (Replat of 4 commercial lots into 1 lot located at 601 E 13 th Street.) |
| D. SD2016-29 | McCain East Business Park, Lot 1 (Site Plan Review of a surgery center located at 4331 E 43 rd Street) |

Public Hearings:

1. Rezone 2016-6: To rezone land located at 1301 Main Street from O-1 to C-3 to allow for commercial development.
2. Public Hearing 2016-14: To review and receive comments on an environmental assessment for the Big Rock Quarry located at the end of River Road.

Public Comment / Adjournment:

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:45 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.

North Little Rock Planning Commission
Regular Meeting
June 14, 2016

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:45 PM in the Council Chambers, City Hall.

Members Present:

Alexander
Belasco
Chambers
Dietz
Foster
Harris
Phillips
White
Clifton, Chairman

Staff Present:

Shawn Spencer, Director
Tim Reavis, City Planner
Marie Miller, City Attorney
Keisa Stewart, Secretary

Others Present:

Alderman Ross
Alderman Witcher
Alderman Taylor

Approval of Minutes:

Motion was made and seconded to approve the April meeting minutes as submitted. The minutes were approved with (9) affirmative votes.

Administrative:

Item 1 (Conditional Use 2016-6) and Item 5 (Rezone 2016-5) has been withdrawn.

Subdivision Administrative:**A. SD2016-20 Northshore Business Park, Lot 13, Block 8 (Site Plan Review of an industrial lot located at 5400 Northshore Dr.)****1. Permit requirements/approvals before a building permit will be issued:**

- a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet
- b. protection, and drainage details.
- c. Provide driveway/curb cut(s) from City Engineer
- d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- e. Provide Arkansas Department of Health approval for water and sewer facilities.
- f. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- g. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.

2. Meet the requirements of the City Engineer, including:

- a. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- b. Driveway radii returns built to City Engineer's specifications.
- c. Cross drains in the ROW are to be RCP with flared end section unless approved by Engineering.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. No fence is to be within a front building line.
- c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

4. Meet the requirements of the Master Street Plan.**5. Meet the requirements of the Screening and Landscaping ordinance, including:**

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide (16) street trees 40' as shown.
- d. Provide (10) parking lot shade trees as shown.
- e. Parking lot shade trees must be at the furthest 10' from edge of paving.
- f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.

6. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. No pole sign permitted. No electronic changeable copy sign permitted.

7. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location and sprinkler requirements.
- c. Fire hydrants to be within 400 feet of all areas of building.

8. Meet the requirements of CAW, including:

- a. All CAW requirements in effect at the time of request for water service must be met.
- b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.

- c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. Submit applicable plans to the North Little Rock Wastewater Engineering Department prior to construction for review and written approval.
 - b. A White Oak Interceptor Fee may apply to this project. Please contact Gina Briley with North Little Rock Wastewater (501-945-7186) for confirmation.
 - c. A complete set of drawings for development must be submitted to NLR Wastewater.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (9) affirmative votes.

B. SD2016-21 Harris Industrial Park, Lot 1AR (Site Plan Review of Tri-State Truck located at SW corner of Harris Rd and Diamond Dr.)

- 1. Permit requirements/approvals before a building permit will be issued:**
- a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development or meet City Engineers requirements on drainage.
 - b. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet
 - c. protection, and drainage details.
 - d. Provide driveway/curb cut from City Engineer or AHTD if State Highway
 - e. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - f. Provide Arkansas Department of Health approval for water and sewer facilities.
 - g. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - h. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
- a. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- 3. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. Allow 6' decorative front yard fence.
 - d. Fence at SW corner to be setback as not to block views of traffic on future Harris Road ROW.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan.**
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide 13 street trees.

- d. Provide 33 parking lot shade trees, 11 of the 33 to be located in the interior of the lot.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
- 6. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
 - b. No electronic changeable copy sign permitted.
 - c. Allow a max. of a 20' tall pylon sign with a total max. area including the pylon of 64 sq. feet.
- 7. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. An automatic fire sprinkler is required for this building.
 - c. Meet Fire Marshal's requirements on fire hydrant location.
 - d. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. Identify material for the sanitary sewer service line and provide justification for a 6" service line. Label as "Private SS Main".
 - b. Core and Install a Kor-N-Seal Boot (or approved equal) when tying into an existing manhole. Install pipe no higher than 2.0' from the bottom of the manhole.
 - c. An application/questionnaire is required to be submitted to NLRW to determine if Industrial User status is required.
 - d. Show existing sanitary sewer force main located on the south end of the property.
 - e. A Hill Lake Connection fee will likely apply before a permit is issued. Contact Gina Briley (501-945-7186) for confirmation.
 - f. Prior to construction, floor plans, plumbing plans, and any other applicable plans shall be reviewed and approved in writing by the North Little Rock Wastewater Engineering Department.
 - g. Provide a copy of the Final Plat as additional easements may be required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve was passed with (9) affirmative votes.

Public Hearings:

1. Conditional Use 2016-6: (withdrawn) To allow a car lot in a C-4 zone located at 2006 Highway 161.

2. Special Use 2016-6: To allow the selling of topsoil the construction of a new pond in an R-2 Zone.

The applicant, Ms. Kaye Lynn Tankersley, was present. She explained that they would like to have an additional pond and they would like to use the dirt from pond to sell.

Mr. Chambers asked about any comments from the Corps of Engineers, he did recognize under the list conditions that the applicant has to meet all applicable Federal, State, County and City requirements.

Mr. Spencer stated that the applicant is working with the City Engineer.

Ms. Penny Noblett asked about the redirection of the water, will the applicant be able to keep standing water off of Dortch Loop.

Mr. Chris Wilbourn stated that the property is east of Faulkner Crossing, Stone Links doesn't drain in this area. He stated that there have been drainage issues in the Faulkner Crossing area including beaver dams, that has been removed, and they are working with the engineers of Rausch Coleman to get drainage easements.

Ms. Tankersley stated that they are not changing any existing drainage, they just want to add a pond in order to water the cattle. She stated that drainage should not have been a part of her special use application.

There was more discussion about Ms. Noblett concerns about the over flow of standing water and drainage issues.

Mr. White made a motion to approve with the City Engineers approval.

A motion was made and seconded to approve this application with City Engineers approval.

Ms. Alexander asked the applicant if she is asking the Commissioners to approve digging dirt.

Ms. Tankersley stated that they are zoned residential and they want to build a pond and sell top soil, all of those things are not covered under residential zone so they need a special use to do that.

Mr. White changed his motion to "To allow the selling of top soil and the construction of a new pond in an R-2 zone".

The motion was made and seconded.

Conditions:

1. Applicant to hire an Engineer to provide detailed drainage plan to properly handle stormwater runoff on adjacent property to the East.
2. Applicant to hire an Engineer that will accurately describe the drainage easements and easements to be recorded with the County.
3. City Engineer to approve the Drainage Plan.
4. City Engineer to approve the drainage easements before they are recorded with the County.

5. Dirt removal to meet all ADEQ requirements.
6. Drainage easements are not to be maintained by the City.
7. Dirt sales limited to 2 years for date of approval by City Council.
8. Hours of operation of any business on property to be Mon-Sat, 8am-6pm.
9. All Signage must comply with the sign ordinance for an R-2 Zone.
10. Applicant must meet all applicable Federal, State, County, and City requirements,
11. Business license to be issued after Planning Staff confirmation of requirements,
12. Applicant/owner understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Chairman Clifton asked for a roll call vote on the application with amendment.

Alexander	Yes	Dietz	Yes	Phillips	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Harris	Yes	Clifton	Yes

Special Use 2016-6 was approved with (9) affirmative votes.

3. Conditional Use 2016-9: To allow a car lot in a C-4 Zone located at 3809 Highway 161.

The applicant, Mr. Darell Adelsberger and Mr. Joseph Kim, were present. He gave brief explanation regarding the fence on the property.

Chairman Clifton asked if anyone in the audience would like to speak for or against this application.

Mr. Isiah Ervin asked for clarification as to which building is 3809 Hwy 161. He asked about the parking for the car dealership.

Mr. Adelsberger stated that there was confusion about the addressing but it has been cleared up by Pulaski County Assessor's Office.

Mr. Kim assured Mr. Ervin that there will be no parking on the church parking lot next door to this property. He is only allowed 32 cars maximum on the lot.

Chairman Clifton asked if there were any further comments.

Mr. White expressed concern about item 2 in the first half of recommendations and item 3 in the second half of recommendations, stating that they are conflicting.

Mr. Spencer explained that the original 15 requirements are set by City Council so they cannot be amended by the Planning Commissioners. The top two are recommendations to amended sections of the original 15.

DESIGN REVIEW COMMITTEE RECOMMENDS THE FOLLOWING CHANGES TO THE SET 15 REQUIREMENTS:

1. The front yard fence be allowed to stay due to security concerns.

2. Allow the existing slatted chain link fence at the rear of the property be allowed to serve as a buffer for the existing residence.

DESIGN REVIEW COMMITTEE RECOMENDATION: Approval with conditions.

1. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
2. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
3. Six-foot wood privacy fence shall be required when vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
4. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
5. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This allows for a maximum of 32 vehicles. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures.
6. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
7. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
8. All signage shall meet the requirements of Article 14 of the zoning ordinance.
9. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
10. Vehicle sales lot shall be maintained at all times.
11. Sales vehicles shall be locked and secured after business hours.
12. Sales vehicles shall not be used as storage.
13. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
14. Business license to be issued after Planning Staff confirmation of requirements.
15. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Dietz	Yes	Phillips	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Harris	Yes	Clifton	Yes

Conditional Use 2016-9 was approved with (9) affirmative votes.

4. Special Use 2016-7: To allow an outdoor car lot in a C-3 zone.

The applicant, Mr. Joey Stoll, was present. He stated he received and agree with the recommendations.

Chairman Clifton stated that staff is recommending to amend the application to a special use instead of rezoning. He asked if the applicant agrees with this recommendation.

Mr. Stoll says that he agrees with the recommendation as long as he can sell cars. He agreed to amend his application to a special use instead of rezoning.

Chairman Clifton asked if anyone in the audience would like to speak for or against this application.

Mr. George Satterfield expressed his concern about having a car lot at this location, he stated that its limited space.

Mr. Spencer explained that the applicant is only allowed 4 cars at a time.

A motion was made and seconded to approved this application as amended.

Chairman Clifton asked if there were any further comments.

There were no further comments.

Conditions:

1. Fences shall not be allowed in the front yard of a vehicle sales lot, except as mandated under Article 15 hereof.
2. Existing fences located in the front yard of a vehicle sales lot shall be removed, unless required when adjacent to residential use.
3. Six-foot wood privacy fence shall be required when vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
4. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
5. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This allows for a maximum of 4 cars for sale at any one time. Open lot area does not include any structures.
6. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
7. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
8. All signage shall meet the requirements of Article 14 of the zoning ordinance.
9. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
10. Vehicle sales lot shall be maintained at all times.
11. Sales vehicles shall be locked and secured after business hours.
12. Sales vehicles shall not be used as storage.
13. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
14. Business license to be issued after Planning Staff confirmation of requirements.

15. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Chairman Clifton asked for a roll call vote on the application as amended.

Alexander	Yes	Dietz	Yes	Phillips	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Harris	Yes	Clifton	Yes

Special Use 2016-7 was approved with (9) affirmative votes.

5. Rezone 2016-5: (withdrawn) To rezone land located at the NE corner of Randolph Rd. & McCain Ave from R-4 to C-2 to allow for commercial development.
6. Special Use 2016-8 (Rezone #2016-3): To rezone the 1700 Block of Washington Ave from R-4 to I-2 to allow for truck and outdoor material storage.

The applicant, Mr. Jim Walker, was present. He explained the type of mesh they will use for fencing. He stated that he spoke with Mr. Chambers about planting bushes, they would be better than planting trees.

Mr. Spencer asked if the request is for the entire block or just the alley. He stated that in Mr. Walker's legal description it only states lots 1-6 and that is only for the south half of the block.

Mr. Walker answered the entire block. He explained that some of the patrons was concerned about the material storage and they want to go ahead and use the half lot and get the other end fenced.

Chairman Clifton asked for clarification on what the applicant is asking for. He asked the applicant would he be willing to amend his request to a special use.

Mr. Walker agreed to amend his request to a special use.

Chairman Clifton asked if anyone in the audience would like to speak for or against this application.

Mrs. Ethelrine Taylor she is opposed to this application. She explained that in last month's meeting, she understood that the applicant was supposed to speak to the neighbors about what is going on and no one has heard from him.

Mr. Chambers acknowledge that he did meet with Mr. Walker and discussed the item of a PUD but he is unsure about the property lines and fencing. He stated that there is not enough information for him to make any decision.

Mr. White explained that the applicant is not required to meet with the neighborhood, it was only recommended. He is in agreement with the changes.

Mr. Chambers asked for clarification of the diagram that was given of how the materials will be stored.

Mr. Walker stated that the material will be stored on the entire lot depending on the inventory. He stated that the materials will be stored inside the gate about 7 or 8 feet tall.

There was more discussion about clarification on how to word the applicants request.

A motion was made and seconded to set the conditions for special use application.

Conditions:

1. Alley to be closed before the Special Use goes before the City Council.
2. A to scale - detailed drawing to be provided showing the proposal. (show streets, sidewalks, property lines, fences, entrance/exits, fence type, fence height, shrub locations, 10' buffer area, the type of material the lot is- gravel or paved)
3. Existing chain link fence to remain.
4. Allow green mesh netting to serve as opaque screening.
5. Locations/setbacks for the proposed chain link fence to be the same as existing fence.
6. Plant shrubs (Nellie Stevens Holly) every 6' on center around perimeter of property.
7. Provide automated underground irrigation to all shrubs.
8. No materials to be stored/stacked within 10' of the fence.
9. Maximum height of materials to be stored/stacked to be 8 feet.
10. All unloading of materials to be done on the interior of the lot (no unloading on the street).
11. Exit and Entrance of the lot to be from Washington.

Chairman Clifton asked if there were any further comments.

There were no further comments.

Chairman Clifton asked for a roll call vote on the application.

Alexander	Yes	Dietz	Yes	Phillips	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	No	Harris	Yes	Clifton	Yes

Special Use 2016-8 was approved with (8) affirmative and (1) opposed votes.

Public Comments/Adjournment:

Mr. White inquired about regulations for RV's in the front and side yard. He asked about getting legislation to prevent parking RV's in the City of NLR. Mr. Spencer stated that any amendments to the Municipal Code would require actions by the City Council. Any citizen (or commissioner) can ask an Alderperson to sponsor an amendment.

A motion was made to adjourn and it was seconded. The motion passed with (9) affirmative votes and the meeting was adjourned at 6:00 pm.

Respectfully Submitted:

Keisa Stewart, Secretary

Shawn Spencer, Director

A. SD2016-22 Maverick Addition, Tract 1A-R (Site Plan Review of shop building with offices located at 13200 Valentine Road.)

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Provide CNLR Floodplain Development Permit.
 - c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
 - d. Provide Arkansas Department of Health approval for water and sewer facilities.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Show and label boundary of detention pond on plans.
 - b. Provide detention calculations showing pre and post site runoff, demonstrating that proposed detention volume is sufficient.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan.**
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide landscaping as shown on approved drawing.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Bldg will need a sprinkler system. Per Vol II Sect. 903.2.9.1 Section 406.8 in Volume II addresses Repair Garages.
- 8. Meet the requirements of CAW, including:**
 - a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. An application/questionnaire is required to be submitted to NLRW to determine if Industrial User status is required.
 - b. Provide a statement for the use and flow contribution for the proposed development. Prior to permitting approval, the Owner shall provide NLRW a statement of fact indicating the existing pump model numbers, pump curve data, wet well volume and field testing data for the flow and pressure for the existing pump station.
 - c. Note all sewer facilities are considered "Private" and NLRW specifications apply.
 - d. Please show proposed service line size and material for the proposed building.
 - e. A Hill Lake Connection fee will likely apply before a permit is issued. Please contact NLRW (501-945-7186) for confirmation.
 - f. Prior to construction, floor plans, plumbing plans, and any other applicable plans shall be reviewed and approved in writing by the North Little Rock Wastewater Engineering Department.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
 - a. RRM does not currently serve this area.

B. SD2016-25 Northwood Creek Addition, Lot 2R (Replat and Site Plan Review of a building addition and parking lot located at 9300 Counts Massie Road.)

1. Engineering requirements before the final plat/replat will be signed:

- a. Pay the drainage in-lieu fee of \$5000/acre (\$2500) for commercial/industrial development instead of providing on-site detention.
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, trees) or a performance bond.

2. Planning requirements before the final plat/replat will be signed:

- a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide 40' ROW dedication.

3. Permit requirements/approvals before a building permit will be issued:

- a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
- b. Provide CNLR Floodplain Development Permit.
- b. Provide CNLR driveway/curb cut permit.
- c. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- d. Provide Arkansas Department of Health approval for water and sewer facilities.
- e. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
- f. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.

4. Meet the requirements of the City Engineer, including:

- a. Show and label boundary of detention pond on plans.
- b. Provide detention calculations showing pre and post site runoff, demonstrating that proposed detention volume is sufficient.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. Label first floor elevation of proposed buildings. (Minimum 1' above Base Flood Elevation(BFE))
- e. Label driveway radii (Minimum 25' radii) and driveway widths.

5. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster to have masonry screening.
- c. No fence is to be within a front building line.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

6. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- b. Provide ½ street improvements.
- c. Provide ROW dedication.
- d. Allow new entrance on Northwood Creek Drive.

7. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. Provide a landscape plan showing existing and proposed landscaping.
- b. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- c. Provide automated underground irrigation to all required trees and shrubs.
- d. Provide street trees 40' on center.
- e. Provide parking lot shade trees.
- f. Parking lot shade trees must be at the furthest 10' from edge of paving.

- g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - h. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Meet Fire Marshal's requirements on fire separation and/or sprinkler requirements.
 - d. Fire hydrants to be within 400 feet of all areas of building.
- 10. Meet the requirements of CAW, including:**
- a. Water is available to the site.
 - b. All CAW requirements in effect at the time of request for water service must be met.
 - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - d. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - e. Approval of plans by AR Dept of Health Engineering Division is required.
 - f. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Label the source or document number for the Easements shown on the proposed Preliminary Plat for the existing sewer facilities.
 - b. Provide a statement for the use and flow contribution for the proposed development. Does proposed building addition have any plumbing?
 - c. Show the location of each manhole with manhole #, rim elevation, FL in/out elevations, size of pipe, type of material, etc. to indicate the field verification of existing facilities.
 - d. Possible White Oak Basin Fee may apply. Contact NLRW (501-945-7186) for confirmation.
- 12. Meet the requirements of Rock Region Metro (CATA), including:**
- a. RRM serves this corridor on Express route 26 Maumelle. We request the site plan include a pedestrian connection from Counts Massie to the building entrance for access to the facilities by pedestrians and transit riders.

C. SD2016-26 Iron Mountain Addition, Lot 6R, Block 27 (Replat of 4 commercial lots into 1 lot located at 601 E 13th Street.)

1. Engineering requirements before the replat will be signed:

- a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development or \$500/acre for residential development instead of providing on-site detention.
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, trees, street signs, street lights) or a performance bond. Street improvements must be approved by City Engineer and accepted by City Council.
- c. Provide 25' property line corner radius.

2. Planning requirements before the final plat/replat will be signed:

- a. Final plat/replat will be submitted in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide correct zoning within and around plat.
- c. Show 40' front setbacks on Locust and 13th.
- d. Show 20' rear setback on northern side of property.
- e. Show 15' side setback on eastern side of property.
- f. Allow encroachment of existing building into setback area. Future development must meet setbacks.
- g. Provide a 10' utility easement around perimeter.

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Site Plan Review required for any future development.
- c. No fence is to be within a front building line.
- d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

4. Meet the requirements of the Master Street Plan, including:

- a. Provide 5' sidewalks and ramps at future development.

5. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

6. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.

7. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.

8. Meet the requirements of CAW, including:

- a. Water is available to the site.

9. Meet the requirements of NLR Wastewater, including:

- a. Sewer is available to the site.

10. Meet the requirements of Rock Region Metro (CATA), including:

- a. As a property along a transit route; we request that the new site design include improve pedestrian amenities.

D. SD-2016-29 McCain East Business Park, Lot 1 (Site Plan Review of Arkansas Pain Center Surgery Center located at 4331 E 43rd Street)

- 1. Permit requirements/approvals before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Provide CNLR driveway/curb cut permit to City Engineer.
 - c. Provide CNLR Floodplain Development Permit.
 - d. Provide Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit (Small sites Between 1 and 5 acres).
 - e. Provide Arkansas Department of Health approval for water and sewer facilities.
 - f. Prior to any excavation/street cuts within street ROW, obtain CNLR Excavation and Barricade Plan Application/Permit.
 - g. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to the City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Provide detention calculations showing pre and post site runoff, demonstrating that proposed detention volume is sufficient.
 - b. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - c. Submit Conditional Letter of Map Revision Based on Fill (CLOMR-F) to FEMA and provide FEMA certification for CLOMR-F to City Engineer.
 - d. Driveway radii returns built to City Engineer's specifications.
- 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to or signed waiver.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 40' on center.
 - d. Provide parking lot shade trees.
 - e. Parking lot shade trees must be at the furthest 10' from edge of paving.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. All parts of the sign shall be a minimum of 5' from a property line.
 - d. No pole sign permitted. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Fire hydrants to be within 400 feet of all areas of building.
- 8. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.

- b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
- a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Approval of plans by AR Dept of Health Engineering Division is required.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
- a. METRO serves this location along Route 10, McCain Mall. Route 10 is one the top three ridership routes in the system, thus we expect transit riders to access this facility 3 blocks off the transit route; particularly for access to jobs.
 - b. Additionally this location falls within the METRO Links paratransit service area and will be served by METRO. Please consider our passengers will be required access to the canopy drop-off area.

CASE: Rezoning #2016-6

REQUEST: To rezone from the O-1 zoning classification to the proposed C-3 classification and to amend the land use plan from Public to Community Shopping to allow for commercial development.

LOCATION OF REQUEST: 1301 Main St.

APPLICANT: Terry Burruss

OWNER: Terraforma, LLC

P.C. BACKGROUND: 1st time on the agenda

SITE CHARACTERISTICS: Site is the old Argenta Elementary building. It is currently unoccupied. The parking lot in rear is accessible only by a small driveway on W. 14th St.

MASTER STREET PLAN: Minor Arterial

ZONING: O-1

LAND USE PLAN: Public

SURROUNDING USES:

NORTH: R-3 – Single Family Houses / C-3 – Office

SOUTH: R-3 - North Little Rock Boys & Girls Club

EAST: C-3 - Retail

WEST: R-3 – Single Family Houses / C-1 – Single Family House

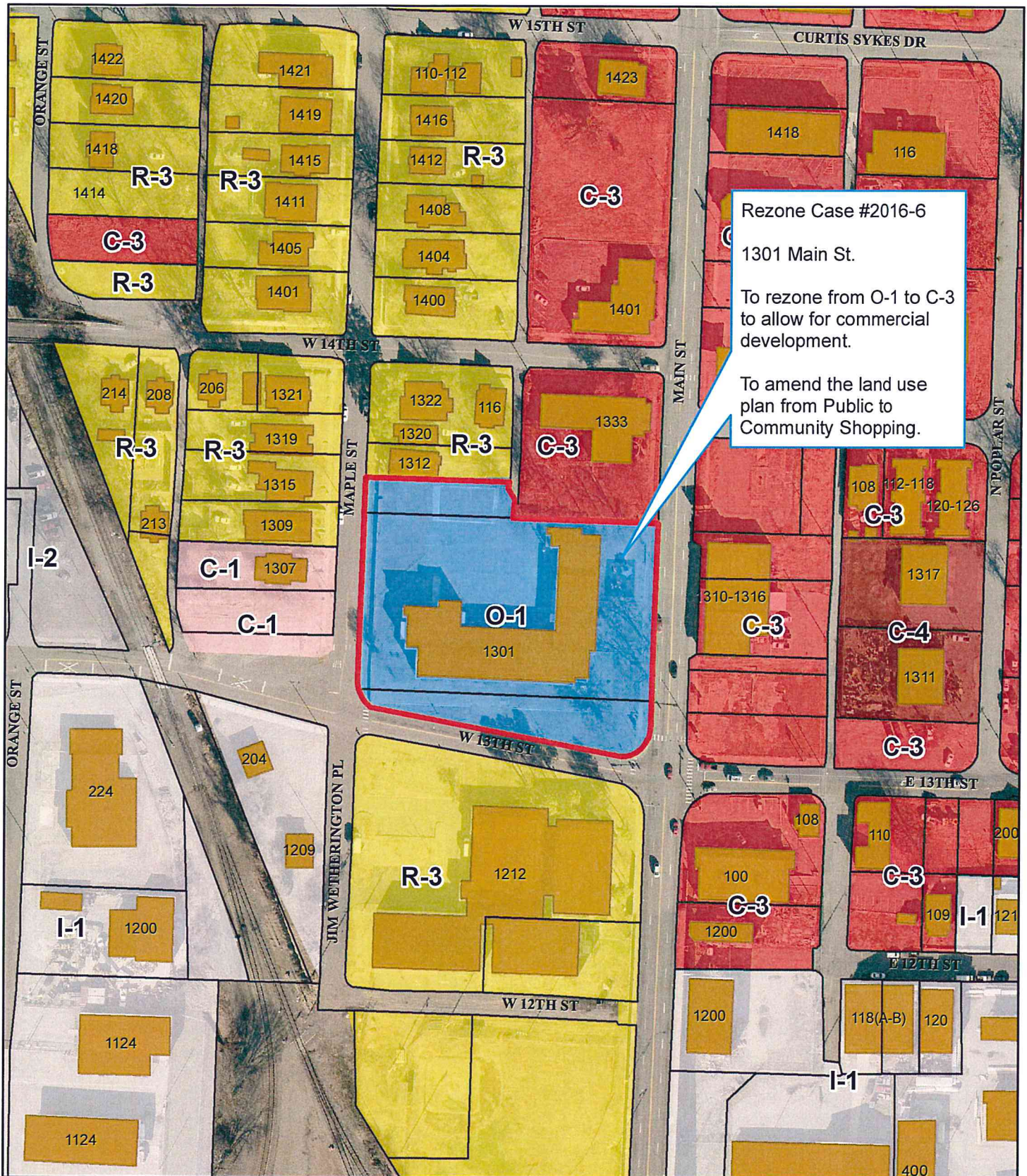
BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes.
2. NEIGHBORHOOD POSITION: None at time of printing
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? If managed properly, no negative consequences are anticipated.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No. C-3 is a common zoning designation along Main St. in that area.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. C-3 is appropriate for commercial development.

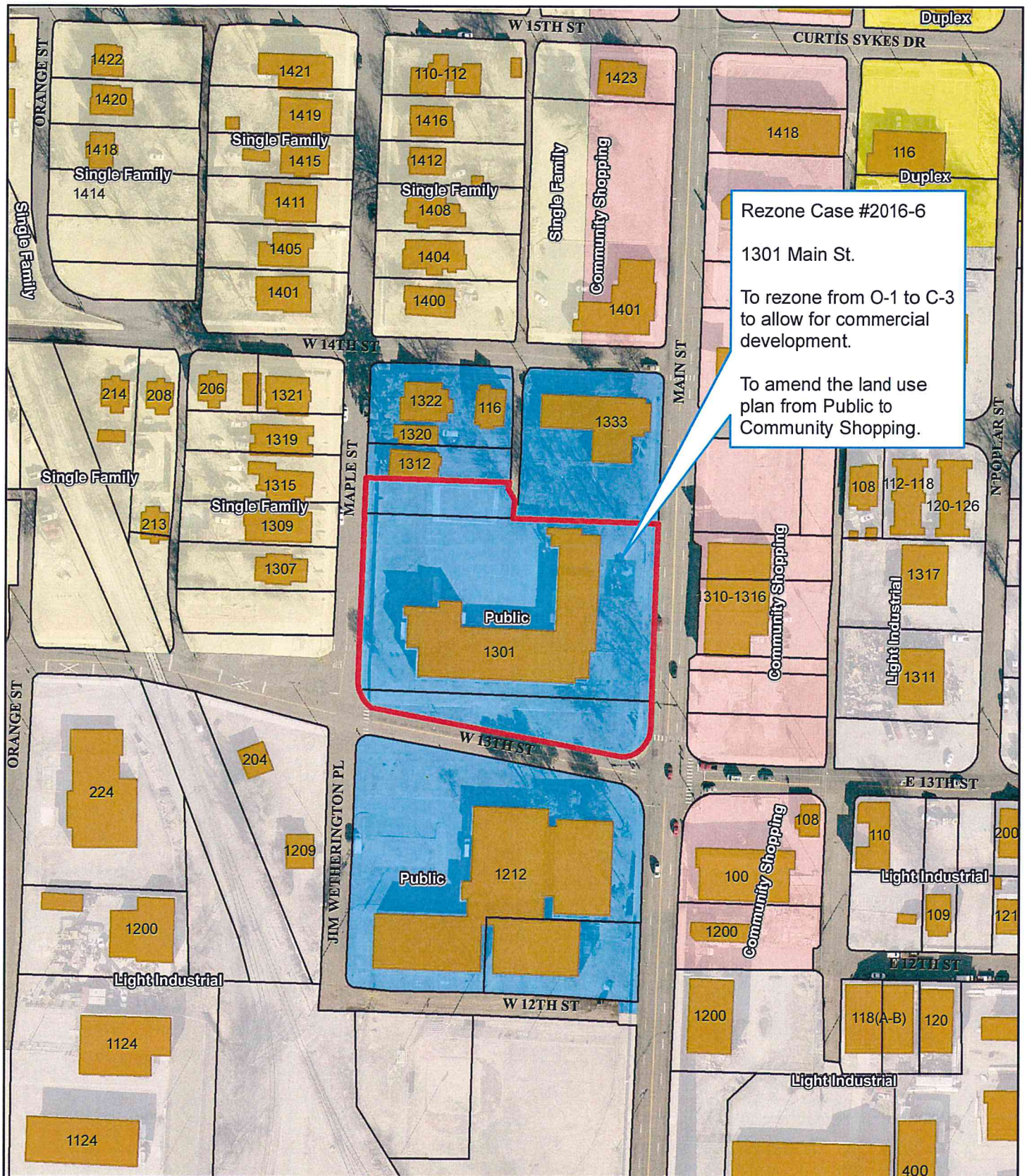
SUMMARY: Applicant wishes to rezone the old Argenta Elementary building to C-3 and amend the land use plan to community shopping to allow for commercial development

STAFF RECOMMENDATION: Approve

Rezone Case #2016-6



Rezone Case #2016-6



Land Use Map

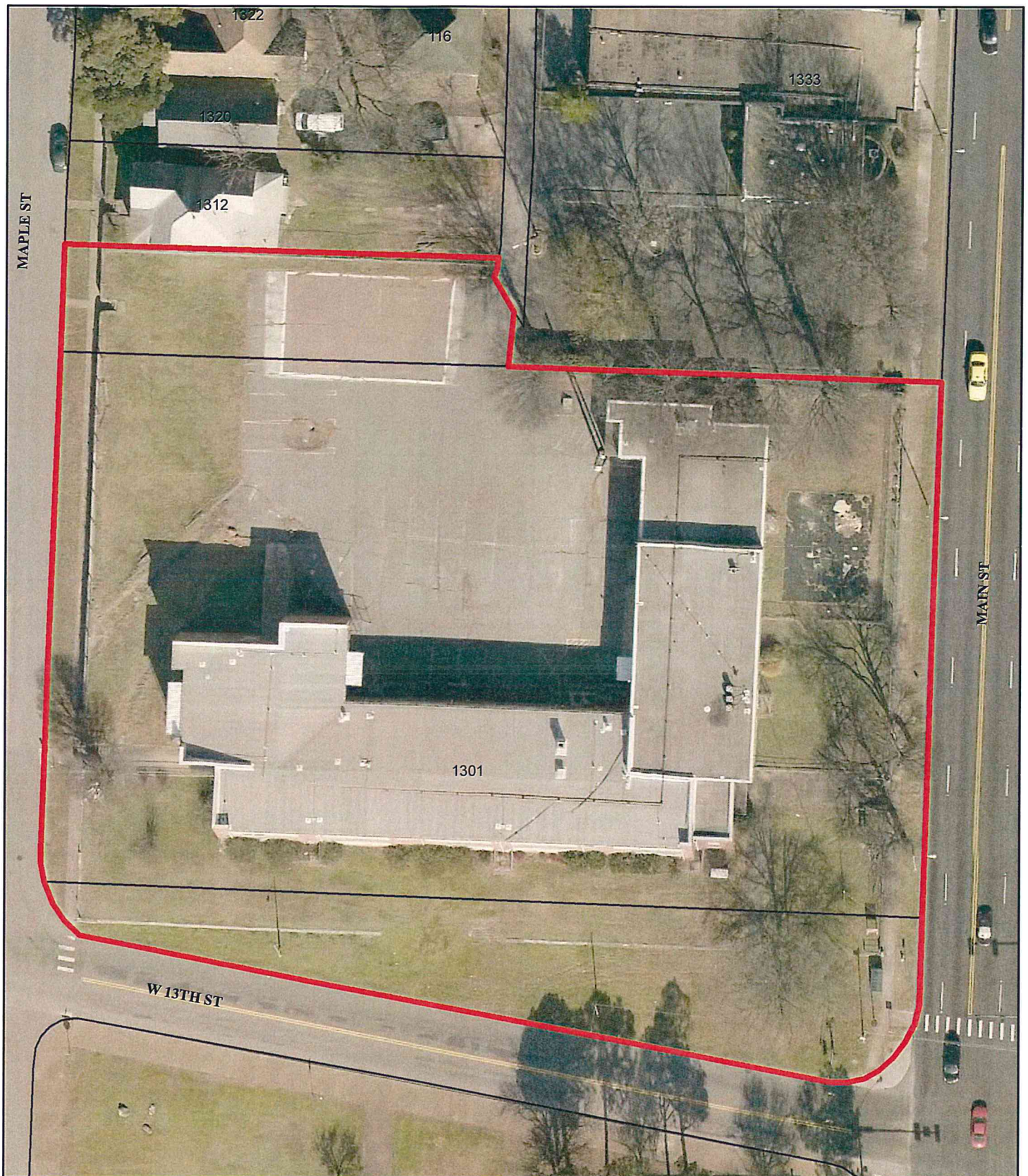
1 inch = 150 feet

0 75 150 300 Feet

Date: 6/21/2016



Rezone Case #2016-6



Ortho Map

1 inch = 50 feet

0 25 50 100 Feet

Date: 6/21/2016



Environmental Assessment

Loco Ropes, a zip line and other attractions proposed within certain City of North Little Rock park property

A private company has contacted the City of North Little Rock proposing development of an outdoor recreation and entertainment feature called Loco Ropes on the City's Big Rock Quarry Park and Emerald Park property. The proposed recreation and entertainment attractions include zip lines, treetop adventure, abseiling, climbing, low ropes teambuilding challenge, and other appurtenant access roads, parking areas, ticket office and other infrastructure to support the proposed addition. The proposed development will involve approximately 130 acres of public park land including all of the Big Rock Quarry property north of the Arkansas River Trail, as well as that property in Emerald Park between the Fort Roots VA complex and the quarry property. This same acreage will continue to be available to the general public if the proposed feature is allowed. The proposed feature can commence construction as soon as the project is approved. The proposal will have some alteration of the site with a proposed extension of the entry drive from River Road to a parking lot. Towers will be constructed within the Big Rock Quarry property. The treetop adventure will add rope bridges and similar features from existing hardwood trees. The feature is available to the general public and expected to be visited by youngsters, families, young adults, and seniors.

The following statement was received from the developer providing additional information regarding proposed buildings and infrastructure: *"We're looking at enclosed structures totaling about 2,000 square feet, allowing for reception, office, food sales, sales and rentals, seating, storage, training, maintenance, lockers and restrooms. Additionally, the surrounding outdoor base camp facilities would allow for decking, yard area, portable and/or composting toilets, harnessing, training, tables and seating, play equipment, tree swings, and climbing structures."*

What is the purpose of the Environmental Assessment?

An environmental assessment (EA) is required by the State Parks and Tourism following guidelines of the National Park Service so as to fully describe a significant change of use in established parks. The EA is prepared to accomplish the following purposes:

- (1) To accurately describe the proposed development so that decision makers have a clear understanding of what is being proposed,
- (2) To identify possible use conflicts that may emerge or that may need to be addressed to avoid or reduce potential conflicts,
- (3) To identify potential impacts on the human environment caused by allowing the proposed park addition, and
- (4) To provide public information about the proposed development so as to allow consultation with those whom the development may have an impact.

Why is an Environmental Assessment required?

The City of North Little Rock has developed its parks with a variety of Outdoor Recreation Grants and funding subsidies. The City accepted certain deed restrictions on those park properties developed using federal or State funding restricting future use of those properties to outdoor recreation activities and public open space purposes. Both the Emerald Park and the Big Rock Quarry property have such restrictions.

Where is the development being proposed?

The Loco Ropes development is proposed for the Big Rock Quarry park property and a portion of Emerald Park immediately east of the quarry property. This site is approximately two miles west of the Little Rock/North Little Rock downtown area along the west bank of the Arkansas River and west of the Fort Roots Veterans Administration Hospital and Pulaski Technical College complexes. This is in Pulaski County, centrally located in the State of Arkansas and the site is centrally located in the Little Rock/North Little Rock Metropolitan Statistical Area (MSA).

What is the access route to the proposed development?

The proposed primary access route to the site is likely to be River Road that is north and parallel with the Arkansas River. River Road is the extension of Rockwater Boulevard that intersects Pike Avenue and Riverfront Drive. The proposal is to use existing gravel drives at the end of River Road to a gravel parking area at the northern end of the quarry floor. The existing gravel drive exists north and parallel with the Arkansas River Trail into the quarry property. A secondary access route is on Marge Gardner Lane that intersects West Scenic Drive north of the Pulaski Technical College.

How were Emerald/Riverview Park and the Big Rock Quarry properties, the impacted park properties acquired?

Emerald/Riverview Park was acquired as a donation of residual and unused lands from the federal government in 1976 to serve as buffer land between the VA Fort Roots Hospital complex and the Big Rock Quarry. Conditions on accepting the property included retaining the land in public purpose and that the property be developed to include public use trails and viewing locations. Later, the Arkansas Highway and Transportation Department provided Recreational Trails funding for the development of the Highland Trail, located on the boundary of the VA Fort Roots Hospital complex and providing a bicycle and pedestrian trail parallel with the Arkansas River Trail and connecting Burns Park to the Baring Crossing Neighborhood. As such, the use of Emerald Park for new outdoor recreation opportunities must retain public access to these park trails.

The Big Rock Quarry property was acquired by the City in 1998 from the Chris and Shaver Company. This acquisition include a 20 acre lease on the river bank property owned by the Lafferty Estate. About five years after acquisition of the quarry property and with development of the Arkansas River Trail, the Lafferty Estate property was acquired through direct acquisition and settlement of a condemnation action, ending the lease condition. The City owns all of these properties in fee simple ownership. The Big Rock Quarry property was added to the City's parks system around 2014 through a land conversion process to allow for the construction of buildings and some indoor commercial activity on unused Burns Park property located at the I-40 interchange at Charles Boyer and Military Drive. When the land

conversion process was completed, approximately 58 acres of the quarry property were restricted and tied to outdoor recreation deed restrictions with developments in Burns Park.

How might the proposed addition of the Loco Ropes outdoor recreation and entertainment feature impact existing uses at the Big Rock Quarry and Emerald Park properties?

There are limited existing uses on the property proposed for these park features. The Big Rock Quarry property is a relatively recent City acquisition and there are no organized active recreation facilities on this property. The primary impacts are expected to be on existing bicycle and pedestrian trails that exist in on or near the proposed park additions. On the property there remain large berms of sand and gravel, many with vegetation cover, that are remnants from the previous quarry operation. Recent use of the quarry by the City has been limited some minor storage of materials by the Street Department. Around the year 2000, the Arkansas River Trail was completed providing a seven mile ride from the downtown area westerly along the river bank to the Big Dam Bridge at the Murray Lock and Dam. Additional trails have been added on the south side of the Arkansas River through Rebsamen Park and westerly across the Two Rivers Bicycle and Pedestrian Bridge to Two Rivers Park in Pulaski County. The Arkansas River Trail is heavily used and a prized by the cycling community as it features relatively flat terrain, excellent scenic views, and provides a lengthy route for bicycling and walking that is mostly separated from automobile traffic.

Portions of the Arkansas River Trail are on River Road. Routing bicycle traffic onto River Road has not been a significant conflict as there have been relatively low volumes of automobile traffic along this roadway. Traffic volumes on River Road are likely to increase in the future with or without this development. One reason for an expected increase in traffic volumes is a planned boat ramp facility being planned by the Arkansas Game and Fish Commission. This boat ramp will be located at the west end of the Skate Park on River Road. The proposed Loco Ropes development is anticipated to generate upwards to 500 added vehicles per day on River Road. Any increase in traffic on this local roadway is anticipated to generate concerns from the cycling community.

The City's Bicycle and Pedestrian Plan includes proposals to relocate the Arkansas River Trail away from River Road. The Arkansas River Trail is a separated trail facility from downtown to the west end of the Rockwater Neighborhood where the bicycle trail merges onto River Road. The City developed the Full Counsel Trail east of the Skate Park along the river bank. This trail and the Skate Park provides about 5000' of trail route parallel with River Road. In time, the City will likely need to expand the trail system separating the trail from River Road as more conflicts emerge. Use of the Arkansas River Trail is likely to be well over 500 users per day and congestion has become an issue, especially on weekends. The heavy use and conflicts on the Arkansas River Trail is due to it being a multiuse trail with all variety of bicycle riders from the experienced to novice riders, combined with runners or families with pets and strollers allowed on the trail. Motorized vehicles are not permitted on the trails. The combination of these users is restricted to a 14' wide paved trail. The addition of the Loco Ropes development will likely present a community concern that increased automobile traffic on River Road and into the Big Rock Quarry may degrade the riding experience along the Arkansas River Trail.

Emerald Park is public open space adjoining the VA Fort Roots Hospital complex and Pulaski County Technical College (PTC). This property is somewhat inaccessible to the urban community as the VA

Fort Roots and PTC complexes have border fencing of their boundaries. A bicycle and pedestrian trail exists through Emerald Park called the Highland Trail. This trail has minimal use due to the limited access to the property. The route from the River Trail to Emerald Park requires a 300' climb from River Road to the top of the hill. It is estimated that the number of users of the Highland Trail is less than 200 per day. The southern access to the Highland Trail is located near the south entrance of the VA Fort Roots Hospital complex. The northern and primary access to Emerald/Riverview Park is Marge Gardner Lane located off West Scenic Drive. There is a small, twenty car parking lot and trail head at this location.

The following is a short history of the site and adjoining property to provide a better context of the property proposed for the development.

When early European explorers first visited to the area it was by way of the Arkansas River. Land from the Mississippi River to Little Rock is a broad flat plain of alluvial soils, Mississippi River embayment. The flat prairie lands east of central Arkansas are sedimentary soils. As the explorers entered central Arkansas the geology changes and rock outcroppings were first viewed as this is the rolling foothills of the Ouachita and Ozark Mountains. The early explorers noted a large rock outcropping on the west bank of the Arkansas River, the Big Rock outcrop. A smaller outcrop was seen on the south bank which gave the name to Little Rock.

Quarrying of the Big Rock began in the early 1900s to obtain local building materials of rock and gravel. A rail spur was constructed from the Missouri Pacific Railroad yards, (today's Union Pacific Railroad), along what is now 15th Street to the quarry and much of the rock material was hauled out of the quarry by rail. The Arkansas River provided an alternate means of transporting rock material out of the quarry as this portion of the river is relatively narrow and sufficiently deep to allow boat docking.

Fort Roots became a military post in 1890 due to its high ground, vantage point perched above the Arkansas River. This strategic location provided military control of river travel. World War I demanded an expansion of military training facilities and training fields included what is now Burns Park, a large portion of what is now the City of Maumelle, and Camp Robinson. Camp Robinson, originally called Camp Pike, was one of the largest construction projects anywhere in the State and Camp Robinson remains a large facility for National Guard and other service training. Following World War II, the Forts Roots complex was converted to a Veterans Hospital. The blasting in the Big Rock Quarry was having an impact on nearby federal buildings and the quarry blasting was ordered to cease. The blasting at the quarry was also a conflict with veterans recovering from injuries and post-traumatic stress disorder (PTSD) from experiences on the battle fields. Without the ability to remove materials by blasting the quarry activities were curtailed and the quarry closed. The property remained in private hands for the next several decades and sold to the City in the 1990s.

The Big Rock Quarry provides a study in earth strata. The quarry walls rise from 100 to 200' above the quarry floor and provides a wonderful laboratory for viewing geologic history. On the quarry cliff walls can be seen layers that represent change over the ages. The sandstone walls were formed by compression as the area had been under deep seas. The sea floor and its sand deposits were compressed to form the sandstone strata. Sections of the strata 30' to 50' were likely caused by massive earth slides on the sea floor.

The sandstone was the desired material extracted from the quarrying and excavation stopped at a deeper hard shale layer, a material harder to remove and less desirable for many construction purposes. The shale layer is located approximately 200' below the upper sandstone layers.

During the preparation for quarrying the sandstone, the top layer of loose mixed material was scraped off and dumped on the western side of the hilltop. This remnant ridge remains along the western border of the quarry. Blasting was used for excavation of sandstone rock causing fractures in the sandstone cliffs. This condition will mean that the walls and ground near the quarry cliffs may be somewhat unstable in certain locations and rock falls should be expected over time. The structural integrity of the walls vary and while likely well suited for passive park purposes the areas near the cliff walls are most likely unsuitable for building construction. Stabilizing the ground for building foundations on grounds above the quarry and near the cliff edge may pose a significant engineering challenge. There was no reclamation by the private property owner when the quarry blasting activity was ordered to cease after WWII. Today, there is loose rubble with some large boulders strewn across the quarry floor. Within the base of the quarry has emerged scrub brush and pine trees.

The Big Rock Quarry floor is about 55 acres in size and the area in Emerald Park to the east of the quarry provides another 75 acres that are likely to be used with the proposed Loco Ropes development. The Big Rock Quarry property is covered by scrub brush and pine. Emerald Park is forested with a bicycle and pedestrian trail being the only manmade development. There are no manmade structures in the quarry property north of the Arkansas River Trail. The Arkansas River Trail is located with 200' of the high water mark of the Arkansas River and the proposed development is north of the alignment of the Arkansas River Trail.

Are there socioeconomic concerns?

The proposed development is bordered by the Arkansas River to the south, Burns Park to the north, and the VA Fort Roots and Pulaski Technical College to the east. As such, there are no adjoining residential or commercial neighborhoods and the proposed development will not be in site of or ear shot of the VA Fort Roots or Pulaski Technical College. There are no minority or low income neighborhoods adjoining or impacted by the development.

Are there floodplain or wetland issues with this property?

The Arkansas River Trail is located near the 100-year floodplain elevation and all of the property in the quarry north of the Arkansas River Trail and Emerald Park is above the 100 year floodplain elevation. The terrain of the quarry floor is uneven and has an approximate 10% slope which falls from the north to the south. The floor of the quarry at the northern end is about 100' higher than the general elevation of the Arkansas River Trail elevation. There are not wetlands on this property.

Other environmental concerns?

There are no known pollution contamination on either Emerald Park or the Big Rock Quarry. Emerald Park has remained undeveloped and the Big Rock Quarry was massive excavation of rock and there are no signs of chemical storage found on the property. There are no air quality, historic or archaeological resources, or geological, soils, and mineral resources impacted by the proposed development. The development will not generate noise concerns from any adjoining uses or neighborhoods. The site is

centrally located in the urban area and most users are likely to be from the immediate urban area. As such, this centrally located site and access is within a short drive to the feature the development will maximize fuel efficiency by most users.

Impacts on fish and wildlife?

As described, there are no water bodies on the property and not fish ecosystem is involved. The addition of the treetop feature will be high in trees but these structures are not anticipated to have an impact on wildlife.

Impacts on utilities?

There is electricity to the site. No sewer or water lines are proposed to be extended as the development proposes using compostable toilets and bottled water to serve customers.

Accessibility for persons with disabilities.

The parking lot at Marge Gardner Lane is the proposed access route for persons with disabilities. The operation management will assist users on and off of the zip lines. Other features will require access by way of stairs and ladder to the treetop adventure.

The following language was provide by Loco Ropes regarding the accessibility concern:

Non-Discrimination. Manager shall operate the concession without discriminating on the basis of race, color, national origin, sex, religion, age or disability in the admission or access to, recognizing the inherent restrictions or treatment or employment in its programs, activities, or in the provision of services. Notwithstanding the foregoing, the Department acknowledges, understands and agrees that inherent restrictions of the activity preclude certain visitors from participating, such preclusion to be determined solely by the Manager pursuant to good safety practices and the limits of the equipment used in the operations of the ropes courses subject to the requirements of the Americans with Disabilities Act.

Alternatives Analysis

One element that must be included in an environmental assessment is a discussion of possible alternatives to the proposed development. As explained, the City acquired the Big Rock Quarry after the sale was initiated by the previous property owner. After acquisition, two large scale residential development proposals were suggested. With both of these, opposition was expressed by persons in the community to selling the property to private development proposals, the last effort being the most intensive and generating organized opposition. While there was opposition expressed to urban development on the property, the primary reason such did not occur is the fact that there are limited utilities available to support intensive development of the quarry property.

Future traditional urban development proposals will now require a land conversion whereby the City replaces the designated park acreage with like property. Now, there will be two obstacles for intensive development of the quarry: (1) community opposition to development of this scenic property, and (2) a land conversion will be required.

Alternative One: Traditional Urban Development will be difficult to accomplish due to expense and the need for a land conversion. For these reasons, Traditional Urban Development is an unlikely development alternative.

Alternative Two: Loco Ropes Proposal. The proposal to allow a unique recreation and entertainment activity within the parks system has been proposed. The Loco Ropes proposal is a public-private partnership type proposal where an outdoor recreation addition is being proposed by a private company on public park land to provide an added entertainment venue within the urban area. The use of Public-Private Partnerships has become a choice alternative due to the lack of public funding. Federal austerity measures that are limiting future grant opportunities for all types of public infrastructure, including park development.

The proposed addition of an alternate recreation activity is similar in nature to some activities traditionally operating in the parks, such as allowing Fun Land that provides entertainment rides within Burns Park. Burns Park provides a wide variety of active recreation alternatives with 17 soccer fields, 14 plus baseball and softball fields, 25 tennis courts, two 10-hole golf courses, and many pavilions available for rent or use. With the current proposal, an alternate outdoor thrill feature is proposed, along with obstacle courses, and other similar uses. Under the proposal, the private company will provide all development costs with the City receiving an annual use fee. In addition to development costs, the private company will pay for maintenance and operation and will also assume liability incidents related to its proposed features.

The Loco Ropes is likely a use that falls under the outdoor recreation umbrella as there are no major activities being planned within buildings other than the necessary buildings to accommodate related ticket and rental sales, office, customer seating, bathrooms, crew break room, storage, and maintenance. The development proposes using the existing gravel roadway and existing gravel base for access to the parking area at the northern portion of the quarry or a minor expansion of the trail head parking lot at Marge Gardner Land that will be necessary. The development proposes that approximately 100 total parking spaces will be required to support the attraction. Parking is a normal appurtenance feature within a park.

The Loco Ropes proposal is a significant change to the existing parks setting and the reason to process an Environmental Assessment; to anticipate potential conflicts of a proposal with existing activities and uses. However, the City suggests that such a Public-Private Partnership falls within outdoor recreation activities and requests a Categorical Exclusion from the State and National Parks System as is allowed the Land and Water Conservation Fund policies and procedures.

The Loco Ropes Alternative therefore remains a feasible and reasonable development alternative to be considered by the community and government.

Alternative Three: the “No Build” Alternative

The Big Rock Quarry property was acquired by the City of North Little Rock without a specific purpose in mind. Over the years since acquisition several development proposals have been considered and a recent land conversion resolved the question of whether to sell the City’s Big Rock Quarry parcel. The park is to be part of the City’s park system but no parks development plan has been approved for the

property. As this is a rather unique property with the described rocky cliffs quarry remnants, there will likely be other development proposals suggested for this property in the future.

If the current proposal is not approved, the Big Rock Quarry property will continue to be designated public park property but with unique challenges. The Arkansas River Trail users will ride along the paved trail and view the tall rocky cliffs. The occasional pedestrian explorers will likely hike into the quarry floor. The loose rocks strewn across the quarry floor and occasional rock falls pose a potential liability.

When the Emerald Park addition was added to the City's collection of park properties a fence was erected around the rim of the quarry cliffs to hopefully avoid falling accidents. There have been and will continue to be accidents on the property from persons climbing over the protection fencing to obtain that perfect picture, and the like. There will always be adventurous young people who break posted rules and test their skills at rock climbing or simply wonder what views they can find by peeking over the edge of the steep cliff walls. The No Build Alternative will leave the Big Rock Quarry property remote and isolated from organized activities and the general public.

Selecting the No Build option might generate the call for a general reclamation or clean-up of the quarry floor to reduce accidents that may be inflicted by obstacles. Choosing the no build option means that most of the quarry property will remain vacant with a low level of benefit to general public. If this option is selected it might mean closing portions of the quarry floor to the public until proper transformation of the setting is more conducive to family outings.

The No Build is always a feasible alternative. In the case of this unique setting, it is likely not a desirable alternative. Some use of the Big Rock Quarry will need to be explored if the proposed active use is rejected.

Other Alternatives?

Music Venue - A wide variety of alternative uses for the Big Rock Quarry have been discussed over the years. An outdoor amphitheater is often suggested. The suggestion is to establish a stage at the northern end of the rocky cliffs to project sound southerly maximizing acoustical echoing and sound projection off the rocky cliff face. Issues that accompany this scenario is the high cost in transforming the setting for large crowds, the lack of utilities that would be needed to support such a development and the same conflicts with increased traffic that remains a concern from trail users and persons living along River Road. Without a developer promoter or entrepreneur to resolve logistics, this alternative remains unrealistic.

Botanical Garden -A Botanical Garden has been suggested as a use for the Big Rock Quarry. Again, this development proposal may generate the same development obstacles of this being a relatively remote setting, with limited utilities and roadway infrastructure. As this is a closed quarry, there are no streams running through the quarry and the southern exposure creates an arid environment. The lack of soil is a real obstacle for plant growth and only those drought tolerant plants, like the scrub brush and pine in the quarry floor can survive existing conditions. Without a developer to pay the large upfront costs necessary to transform this area into a garden setting, this alternative is considered not a feasible development alternative.

Sports Fields - Traditional active park facilities might be proposed for the quarry floor, like ballfields. This uneven land will generate a large upfront cost in reshaping the landscape for any large recreation fields. Smaller fields, like terraced tennis courts would be less costly to develop. As this site is isolated from the developed community, access and utilities are limited, this property will be difficult to develop into gathering places for sporting events.

Summary and Conclusion

The proposed Loco Ropes development is expected to have minimal impacts on the human or natural environment. The only environmental resources that are indicated to have minor impacts include potentially increased traffic volumes on River Road which may raise objections from the cycling community. The other concern raised in the document is in regard to accessible with persons with disabilities. The nature of this proposed feature, the climbing through trees and team building on rope obstacle courses are not typically features that can be made accessible to all.

The proposed development appears to be a recreation opportunity that may have significant positive health benefits by encouraging outdoor activity close to nature and in a setting that offers stunning views. Existing uses on the property, the Highland Trail, will continue as is and may generate greater use with the attraction of watching users participate in the new and unique recreational opportunity.

The City of North Little Rock suggests the proposed development be considered under the Categorical Exclusion provision in the Land and Water Conservation Fund policies.

Addendums

Land and Water Conservation Fund Environmental Screening Form Comments

All Environment Assessments submitted for the Nation Park Service (NPS) consideration must be accompanied by a completed NPS environmental screening form. The following is a description of elements of the screening form of note.

Step 1: The proposed development is a new development proposed for existing City Parks; those being the Big Rock Quarry park property and Emerald Park.

Step 2: When approved, the proposed development can be completed within nine months of the date of completion or sooner.

D.1. The proposed development will create new public recreation features. Existing park trails will continue to exist and be available for use. No additional park land is being added to the park system as a result of this development. Existing parks that will be used are the Big Rock Quarry park property and Emerald Park.

D.4. The City of North Little Rock will hold title in fee simple ownership and Loco Ropes will manage and operate features proposed.

D.5. The federal government holds a reversionary interest in Emerald Park. The condition of City ownership is continuation of park use of this property.

D.6. No overhead wires are present throughout Emerald Park. The Big Rock Quarry property has illumination lights with overhead wires on historic iron scaffolding towers for illumination of the cliff face. The absence of soil and the hard rock surface pose significant challenge to placing these wires underground.

D.7. A new outdoor recreation opportunity is being created including: zip line, treetop adventure, abseiling, climbing, and low ropes teambuilding challenge. These features are anticipated offer a health benefit by attracting users to experience nature and to be active.

D.8. No non-public and non-recreation uses exist on the proposed project site.

D.9. The private company approached the City regarding the proposed development. The local Parks Commission has endorsed the proposed development. The Environmental Assessment as posted in the Arkansas Democrat advertising the availability to review the document, which will be posted at the City Clerks Office. The North Little Rock Planning Commission will hold a public hearing on July 12, 2016 to receive public comments on the Environmental Assessment.

D.10. The proposal is in keeping with the goals of the Statewide Outdoor Recreation Plan by providing exciting outdoor recreation opportunities for the general public. The proposed development may encourage tourism to the local area and the State of Arkansas.

D.11. No public funds are proposed for the development of the project proposal.

D.13. Local building permits will be required for all buildings and structures to ensure construction standards are adhered to.

Step 5 – Previous Environmental Reviews

No previous environmental reviews are known to exist on the subject properties.

Qualifications of Preparer

This document was prepared by Robert N. Voyles, former Planning Director for the City of North Little Rock, a position he occupied from 1989 to 2015. He holds a Masters in Urban and Regional Planning and a member of the American Institute of Certified Planners (AICP). He currently holds a Real Estate Brokers License. Mr. Voyles held positions in City Planning for 39 continuous years (1976 to 2015).

As Planning Director, Mr. Voyles was active in management of City property, coordination of the North Little Rock Planning Commission development review process and building permits, and served as a board member on the Pulaski County Brownfield Board. While with the City, He assisted with many trail development grants.

Prior employment included 11 years with Metroplan, the regional Metropolitan Planning Organization (MPO), and as a City Planner with the City of Memphis and Shelby County Planning and Development.